

FOLIO

AssetFolio™

MONTH OF THE ALMOND BLOSSOM

FEBRUARY IS THE MONTH FOR
ALMOND BLOSSOM IN MALAGA

DISCOVER THE BEST TAPAS IN MALAGA

WE LOOK AT JUST SOME OF THE BEST
PLACES TO TRY THESE TASTY MORSELS

RISE IN NEW-BUILD PROPERTY PRICES

ACCORDING TO THE SOCIEDAD DE TASACION
REAL ESTATE APPRAISAL COMPANY

MARBELLA'S OLD TOWN

IF YOU ARE VISITING MARBELLA YOU CANNOT
MISS THE OPPORTUNITY TO ENJOY IT'S
CULTURAL HERITAGE

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SELLING YOUR HOME

Choosing the right real estate agency is essential when it comes to selling your home.

Welcome to the fifth edition of Folio magazine, brought to you by Asset Folio, where we consolidate interesting articles, relevant news, and profile our exclusive properties and new developments.



A sset Folio is a full-service real estate specialist operating in the luxury property sector on Spain's Costa del Sol and is actively involved at all levels in the real estate ecosystem. We represent the key players in property – buyers, sellers, investors and developers – and our services stretch right across the real estate spectrum.

KEY PLAYER

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name

for itself as a key player in providing full real estate services to international investors.

The Asset Folio group is made of two divisions, each a specialist in its niche segment of the real estate industry and providing comprehensive services to its clients:

ASSETFOLIO DIRECT

A dynamic investment company advising sellers and buyers of residential real estate. With a dedicated team drawn from a wide

range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market .

ASSETFOLIO EXCL.

Provides a full suite of advisory, marketing and sales services for new-build and off-plan real estate. With nearly two decades of experience in this sector, we are able to offer a complete turn-key solution for property developers, funds and investors.

FOLIO MAGAZINE EDITION 05

February 2023 **FRONT COVER PHOTO:** Jakob Owens
Designed by Pixelperfect SL

PHOTOS

Ajent J / Nadja Oertlin

DINING

MALAGA TAPAS

SOME OF THE BEST PLACES FOR
TAPAS IN MALAGA



Whether you are out as a couple, with family or friends, it is customary in Spain to stop for a drink and a Spanish delicacy, also known as tapas. A round of tapas is the ideal way to round off any day of the week. Hot or cold, this small delicacy is so typical of Spain and is the perfect solution when your group can't decide what to eat.

AssetFolio



Tapas are small plates of food served with a drink. The word "tapa" is derived from the Spanish word tapar which means "to cover". One theory regarding the origin of this popular snack is that King Alfonso XIII once travelled to Cádiz on a windy day and stopped at a bar. The bartender put a slice of ham over the King's drink to keep the dust out. The story goes that that King enjoyed this so much he ordered another drink. Others argue that tapas were created to veil the strong smell of a cheap wine or to keep the flies out. Whatever the story, we can all agree that tapas are tasty! But not all places serve good tapas.



So to help you find those that do offer exceptional tapas, we have selected 5 of the best restaurants in Malaga that serve these Spanish morsels. These restaurants are scattered throughout the city and represent just a few of the many eateries offering great food.

CASA LOLA

A traditional bar that never disappoints. There are five different restaurants scattered across the Centre of Malaga (C/ Granada, C/ Strachan and Plaza Uncibay) and two in Marbella. The key to these restaurants is that you eat well without having to break the bank. All tapas are delicious including the Russian salad and Iberian mini-burger.

LA PECHÁ

An authentic Malaga bar situated in the heart of the Soho neighborhood. It is a tiny, bar so it can sometimes be difficult to get a table or space at the bar. The wide range of tapas includes Russian salad with fried egg-flavored



TODAY'S TAPAS

Tapas have come to encompass a variety of ingredients and flavours





MALAGA RESTAURANTS

Other great tapas restaurants to try in the centre of Malaga

Helena Restaurante

Tapero de Cervantes

Tepito

Uvedoble

Bodeguita El gallo

Amigos Grill Muelle



MONTADITO DE JAMÓN Y TOMATE



mayonnaise and smoked sardine toast with payoyo cheese. The food in La Pechá is cheap and portion sizes are large.

TABANCO MITJANA

This bar is ideally located on Calle Ángel. Service is efficient and staff are friendly. They offer a wide range of tapas including broken eggs, croquettes and meatballs.



PATATAS BRAVAS

If you are visiting the centre of Malaga and fancy a tasty snack, this is the place for you.

TAPEARTE

This bar is situated on Calle José Iturbi. A wide variety of tapas are available here, from crispy prawns to camembert cheese. Despite the name suggesting otherwise, the restaurant also offers other types of food in larger quantities.

MARÍA TORMENTOS

This beautiful and charming venue on Avenida de Gregorio Prieto, is very small. Its success is centred on its variety of sandwiches which sell for just €2.50. The wide variety of tapas available means there is something to suit everyone's taste.

Whichever of these restaurants you choose to visit in Malaga, you won't be disappointed. Each offers a unique interpretation of the traditional Spanish tapa.

Click Here to read our other blogs.



Penthouse for sale in a Baroque building from Don Francisco de Zea Salvatierra, in front of the Plaza de los Naranjos and the Malaga Cathedral. This unique property has an impressive architecture with historical details such as statues, wide traditional doors, elevator with wooden panels, a beautiful patio full of ivy etc.

The building was built at the end of the 17th century and the beginning of the 18th century and was rehabilitated several years later.

The penthouse is very impressive with its spacious salons, dining room and windows with splendid views of the Cathedral and the park with its oranges. There are two beautiful antique fireplaces in the apartment, in addition the property has several bedrooms all with built-in wardrobes made of wood along with several private bathrooms.



PENTHOUSE FOR SALE IN CENTRO HISTÓRICO, MALAGA

PRICE

€2,750,000

SPECIFICATIONS

4 Bed
3 Bath
140 m² Built
420 m² Terraces



You can access the top roof terrace from the kitchen via a spiral staircase that provides one of the most breathtaking views of the Cathedral and of Malaga old town,

This is a one of unique opportunity to buy a penthouse in a beautiful atmosphere, in a emblematic - Baroque building closest to the Cathedral is without doubt the No.1 location in Malaga

Viewing highly recommended!

Click Here to find out more about this stunning penthouse.

PRICE

€2,750,000

SPECIFICATIONS

4 Bed
3 Bath
140 m² Built
420 m² Terraces





The almond tree
was introduced
to this southern
spanish
province more
than 2000
years ago by the
Phoenicians.

ALMOND BLOSSOM

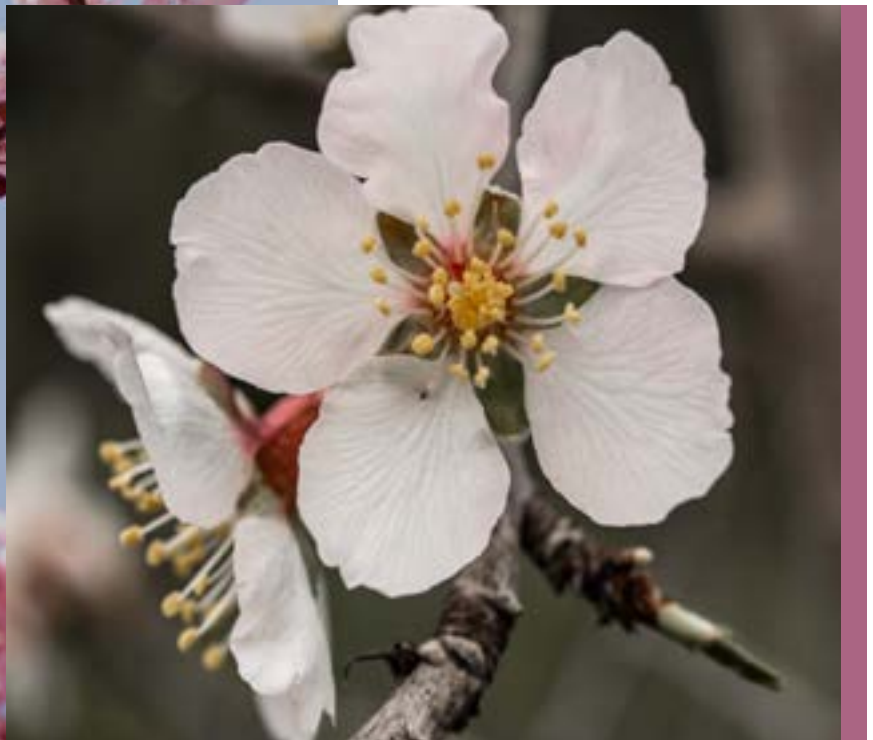
FEBRUARY: MONTH OF THE ALMOND BLOSSOM IN MALAGA



PHOTOS

Vera De

During the first few weeks of February, almost every town and village in the province of Malaga is surrounded by beautiful white and pink almond blossoms. The flowering season continues on until March, and can even last until Easter, depending on the weather and the temperatures. The white blossoms produce sweet almonds while the pink ones produce the bitter variety.



White blossoms produce sweet almonds while the pink ones produce the bitter variety.



In the province of Malaga almonds are cultivated on over 16,000 hectares



The tree was introduced to this southern Spanish province more than 2000 years ago by the Phoenicians. Spain is now the second-largest almond producer in the world, accounting for 13% of global annual production. In the province of Malaga almonds are cultivated on over 16,000 hectares with a production of around 4,000 tons each season. Malaga's Mediterranean subtropical climate creates the ideal conditions for the almond tree, which is not demanding and can survive happily in dry soil.

To make the most out of the almond flowering season, the best idea is to take long drives through

the stunning Malaga landscapes.

Almond trees are especially prominent in inland areas including Sierra de las Nieves and the Guadalhorce Valley.

Almogía has the largest number of almond trees

in the Guadalhorce valley. They can be seen and enjoyed while walking on some of the surrounding trails as well as in the town centre itself.

Guaro (situated approximately 22km from Marbella) is the best place to view almond trees in Sierra de las Nieves, especially along the



Almond flowers have moisturizing and soothing properties, which are ideal for both dry and sensitive skin. The soothing properties of almond blossom are also used in baby products.



Chiribenítez walking path.

Axarquía is another town renowned for its spectacular almond blossom. The trees are largely situated on the way into the town from Vélez-Málaga and on the hillside leading up to Bentomiz castle.

Click Here to read our other blogs.



FACTS

ALMOND PRODUCTION

Approximately 1.7 million tons of almonds are produced every year around the world

SPAIN'S ROLE

Spain is the second-largest almond producer in the world, accounting for 13% of annual production







VILLA ROSAS

Villa Rosas is a magnificent 5 bedroom villa set in the heart of the Nueva Andalucía Golf Valley, close to the beach and just a short distance from the luxury amenities of Puerto Banus and Marbella.

It is a superb property set on a spacious plot of over 1,218m² and surrounded by some of the most prestigious championship golf courses in the area including Las Brisas, Los Naranjos and Aloha. Its enviable location makes Villa Rosas the perfect holiday retreat or permanent home for those looking for a healthy mediterranean lifestyle.

The immaculate exterior spaces of the villa are perfect for enjoying an outdoor lifestyle. The enticing turquoise swimming pool with integrated sun beds is surrounded by mature tropical gardens, natural stone floors, balinese sun beds, an exterior dining area and chill-out terraces.

€4,650,000

SPECIFICATIONS

5 Bed
5 Bath
446 m² Built
171 m² Terraces
1218 m² Plot







VILLA ROSAS

The interior of Villa Rosas is exquisitely presented with contemporary open-plan living spaces. The lounge boasts floor-to-ceiling windows, a modern fireplace and a spacious dining area. The luxurious contemporary kitchen combines marble and oak wood for a sophisticated finish and is equipped with high-end Miele appliances. The master suite has been intricately designed and decorated with luxury and comfort in mind, and enjoys direct access to the swimming pool area. The elegant and contemporary guest bedrooms are all on-suite and have direct access to the swimming pool or beautiful views of the tropical gardens.

Villa Rosas is also equipped with an array of entertainment and wellness areas. The remarkable TV lounge, located on the lower level, has direct access to an elegant cocktail bar. The villa also enjoys a chic gym area, accompanied by a bathroom, steam bath and sauna.

The prime location of Villa Rosas, makes this magnificent property a must-see. Viewing highly recommended!

Click Here to find out more about Villa Rosas.





OUR LATEST DEVELOPMENT

Alya Mijas

Alya Mijas is a unique development of 3 & 4 bedroom semi-detached houses with private gardens and breathtaking views over the Mediterranean.



PRICES FROM JUST
€388,000

Alya Mijas offers the opportunity to 'live the 'mediterranean lifestyle' at an affordable price. This beautiful new development of contemporary semi-detached houses has been designed with quality and comfort in mind. Each home provides that all important private outdoor space for entertaining and enjoying the Costa del Sol's magnificent climate.

PERFECT LOCATION

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools,

fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 120m²-145m², distributed over 2 floors, together with a garden and the option to add a private pool.

The communal areas include a saline chlorination pool, gymnasium, co-working area, and landscaped garden areas.

Click Here to find out more about Alya Mijas.



NEW EXCLUSIVE LISTING

VILLA
CHOPO
266

A spectacular villa in
the heart of Paraiso
Alto.





€1,950,000

SPECIFICATIONS

4 Bed
4 Bath
524 m2 Built
100 m2 Terraces
1762 m2 Plot

Distributed over three levels, Villa Chopo 266 is a striking 4 bedroom home enjoying a large dining room and living room. The spacious kitchen features a large central island and breakfast area that benefits from the natural light of the bay windows and views of the banana trees.

THE LOCATION

Strategically located in one of the most sought-after areas on the New Golden Mile, Benahavis, close to golf courses, international schools, beaches and all amenities.

THE PROPERTY

The property is set on a large 1800m² plot allowing for ample garden space as well as the large pool and surrounding area.

Click Here to find out more about Villa Chopo 266.



RISE IN NEW BUILD PROPERTY PRICES



New build homes in Spain experienced an average annual rise of 7.1% in 2022



SIGNIFICANT PRICE RISE IN MALAGA

Malaga was the provincial capital with the greatest rise in new build housing prices (9.3%)



PROPERTY NEWS

NEW BUILD PROPERTY



According to the Sociedad de Tasacion real estate appraisal company, new build homes in Spain experienced an average annual rise of 7.1% in 2022, reaching €2,732/m² in December. To put this into perspective, it is the largest increase since 2007.

REGIONAL GROWTH

The most significant growth was experienced in the Balearic Islands with a rise of 9.1%. This was followed by Madrid with a rise of 8.5%, Navarra with a rise of 7.2% and Andalucia with a rise of 7.1%. It is also notable that Malaga was the provincial capital with the greatest rise in new build housing prices (9.3%). In fact, all Spanish regions experienced increases between 3.9% and 9.1%, with the exception of Ceuta and Melilla.

During the second half of the year, the price continued to rise, with a positive half-year variation of 3.4%. Although the price of new housing continues to rise, data recorded at the end of 2022 is still lower than in 2007, when new housing reached an average price of almost €3,000/m².

REASONS FOR GROWTH

The price rises are a result of factors such as lack of new housing stock and a high demand for this type of property, which exceeds supply.

ASSET FOLIO'S NEW DEVELOPMENTS

Asset Folio promotes various exclusive new developments on the Costa del Sol. The first is Ayana Estepona. This development of luxury apartments and penthouses brings a unique concept in resort development to the Costa del Sol. Thoughtfully designed to seamlessly blend into the environment, Ayana aims to accentuate the quintessential lifestyle and casual vibe of Estepona.

Alya Mijas is a new development of contemporary semi-detached houses in Riviera del Sol, Mijas, with views over the mediterranean. The 3 and 4 bedroom homes are distributed over 2 floors, together with a garden and the option to add a private pool.

Contact us for more information on either of these new developments .



SPIRITED LIVING WITH THE WARMTH OF A COMMUNITY

Designed to further capture the relaxed, outdoors lifestyle of the Costa del Sol, communal spaces offer an inviting retreat while fostering a sense of community.

RESIDENCES FROM
€455,000

PENTHOUSES FROM
€1,085,000

PROGRESS REPORT:

Phase III is due to be announced shortly.

The building phase is in full swing at AYANA with the excavation still underway.





AssetFolio

| **excl.**



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

Ayana brings a unique concept in resort development to the Costa del Sol. Thoughtfully designed to seamlessly blend into the environment, Ayana is designed to accentuate the quintessential lifestyle and casual vibe of Estepona.

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol .

COMMUNITY

Ayana is built around 27,000m2 of tropical, landscaped gardens with three outdoor pools, one heated, a central Clubhouse complete with co-working lounge, café bar, spa, indoor pool and gymnasium - with 24-hr security.

THE RESIDENCES

Thoughtfully designed, both the two and three bedroom residences blend with the breathtaking setting, allowing you to enjoy the best of both indoor and outdoor lifestyles.

THE PENTHOUSES

Traditional influences and contemporary living create living spaces that connect with their environment, allowing you to either entertain or re-energise, be social or seek solitude.

Click Here to find out more about Ayana Estepona.

PHOTOS

Jose Francisco Fernandez Saura
Marcas de Coches / Mark Gilbert
Pablo Monteagudo

If you are visiting Marbella you cannot miss the opportunity to enjoy the impressive conservation of its historic and cultural heritage.

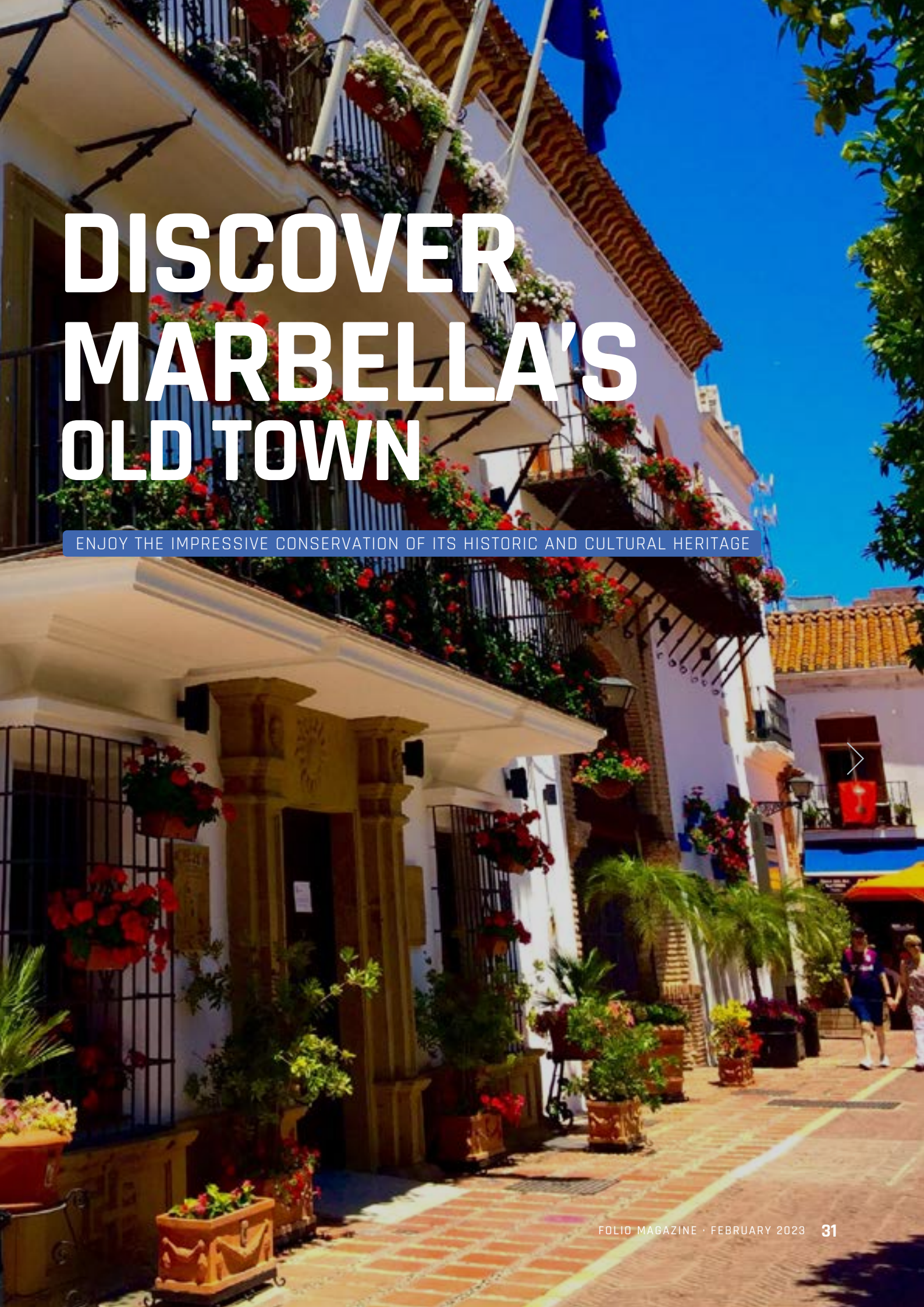
Every corner of Marbella's old town is filled with typical Andalucian character. The whitewashed streets, flower-adorned balconies and squares add to the personality of the town that dates back to the Roman period.

These are just some things to see:



Built in the eighteenth century, the Alameda park initially occupied an area of over 20,000 m², but over time this area has been reduced due to demand for land.





DISCOVER MARBELLA'S OLD TOWN

ENJOY THE IMPRESSIVE CONSERVATION OF ITS HISTORIC AND CULTURAL HERITAGE



PLAZA DE LOS NARANJOS

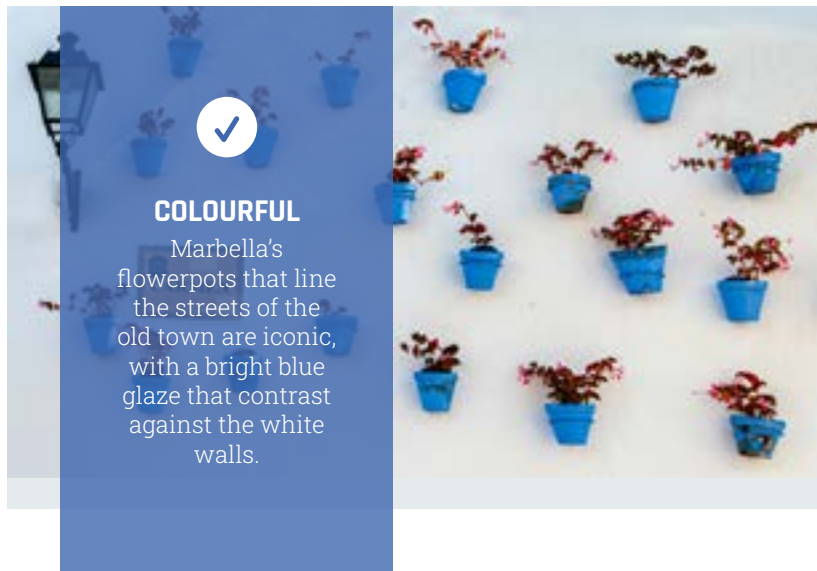
This square is located in the heart of Marbella's old town. It was opened in 1485, after the Christian conquest of the city. It is framed by characteristic Andalusian white houses and three historic buildings: the Town Hall, the Casa del Corregidor and the Ermita de Santiago.

A Renaissance fountain is located in the centre of the square, surrounded by orange trees.

ALCAZABA CASTLE

The castle is the most important vestige of the Muslim civilization that has been preserved in the historic centre of Marbella.

It is thought to have been built in the 10th century at the time of Abd al-Rahman III, in order to control the territory and serve as surveillance and coastal defense.



PLAZA PUENTE RONDA

This colourful and ambient square was originally one of the city's three entrances when it was fortified.

It is situated at the beginning of Calle Ancha and it was the road where visitors from the north of

the province would enter the city.

PLAZA DE LA VICTORIA

Plaza de la Victoria is one of the main entrances to Marbella's old town. It is the perfect place to chat over a drink or browse the range of gift shops.



Alcazaba Castle



It is renowned for the leafiness of its large trees, along with the fountain that occupies the centre of the square.

PARQUE DE LA ALAMEDA

The Alameda Park has been the pride of Marbella for a long time. This enormous green area, the true lung of the city, dates back to the 18th century and once occupied an area of 20,000 m² (20% of the urban nucleus).

There is a small botanic garden in the park and it is a great place for meeting with friends and family.

CALLE ANCHA

Calle Ancha is one of the main roads in Marbella's old town and is a great place to browse boutique shops and sample one of its many restaurants.

It is arguably one of Marbella's prettiest streets with its flowers that that decorate the walls.

Click Here to read our other blogs.



FACTS

Matbella was originally a mining town & fishing village

Marbella is home to 17 golf courses

The oldest villa in Marbella is 2000 years old



PROPERTY FOCUS

SELLING YOUR HOME



Choosing the right real estate agency is essential when it comes to selling your home. It can mark the difference between your home sitting on the market for months or selling quickly.



ASSET FOLIO
MANAGES A
PROPERTY
PORTFOLIO OF
OVER €500M

Asset Folio's reputation and extensive reach amongst a vast network of over 3,000 agents on the Costa del Sol via our agent portal, as well as an active overseas network of affiliates, allows maximum exposure for each property we promote.

That's why we are able to sell between 50 to 100 million euros

worth of property each year.

At Asset Folio Direct, we enjoy working closely with you in the sale of your home. Demand and the current market situation means that now is a good time to sell. We have a large portfolio of clients that are looking to buy all along the coast.

If you are considering selling your property now or in the near future, do so with confidence. Why not use us as your trusted and experienced property broker to find you the right buyer? We are here to assist you in selling your home, so feel free to contact us at any time.

Click here to find out more about selling your home with Asset Folio.



OUR SERVICES

Asset Folio provides a full-suite of advisory and marketing services when it comes to selling your home.

FOLIO

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